

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

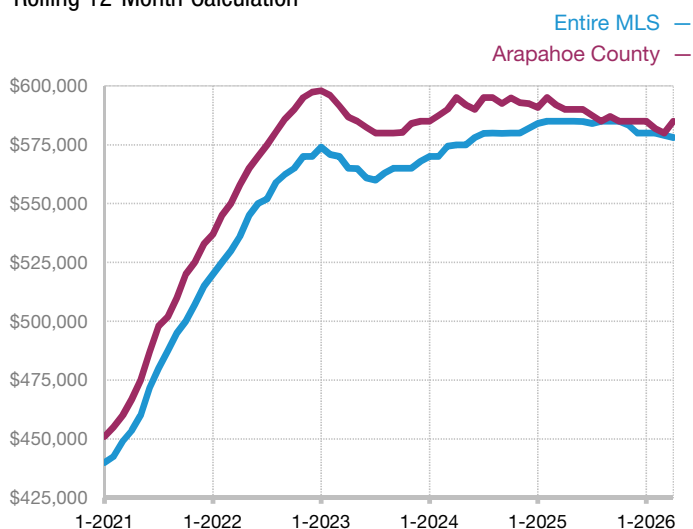
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	1,449	1,065	- 26.5%	--	--	--
Under Contract	567	663	+ 16.9%	2,026	2,159	+ 6.6%
New Listings	897	831	- 7.4%	2,809	2,690	- 4.2%
Sold Listings	604	542	- 10.3%	1,752	1,772	+ 1.1%
Days on Market Until Sale	32	32	0.0%	44	45	+ 2.3%
Median Sales Price*	\$588,375	\$604,000	+ 2.7%	\$586,350	\$585,000	- 0.2%
Average Sales Price*	\$754,640	\$758,701	+ 0.5%	\$725,093	\$716,712	- 1.2%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.4%	99.2%	- 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	1,067	976	- 8.5%	--	--	--
Under Contract	256	215	- 16.0%	938	805	- 14.2%
New Listings	443	402	- 9.3%	1,596	1,470	- 7.9%
Sold Listings	244	230	- 5.7%	815	702	- 13.9%
Days on Market Until Sale	44	55	+ 25.0%	58	65	+ 12.1%
Median Sales Price*	\$349,500	\$355,000	+ 1.6%	\$349,900	\$345,000	- 1.4%
Average Sales Price*	\$369,475	\$381,161	+ 3.2%	\$362,575	\$364,532	+ 0.5%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	98.6%	98.1%	- 0.5%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

